



March 3, 2005

**Subject: The Land Development Ordinance Committee**

The Land Development Ordinance Committee (LDOC) met Thursday, March 3, 2005 in the Council Chamber at City Hall to discuss rewriting Salisbury's ordinance code. In attendance were: Jake Alexander, Bill Burgin (Co-chair), George Busby, John Casey, Phil Conrad, Ron Fleming, Mark Lewis (Co-chair), Edward Norvell, Rodney Queen, Johnny Safrit, and Victor Wallace.

**Staff Present** – Matt Bernhardt, Janet Gapen, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, David Phillips, Lynn Raker, Patrick Ritchie, John Vest and Craig Lewis (Lawrence Group), John Cock (Lawrence Group)

**Public** – Karen Windate, Anne Lyles, Diane Dillon Hooper, Carole Stoessel Zvonar, Alex W. Zvonar, Judy Fletcher, and John Fletcher.

**The meeting was called to order** with Bill Burgin, Co-chair, presiding. The minutes of the February 17, 2005, meeting were accepted as written. Mr. Burgin welcomed the committee and guests.

**REPORT ON UTILITY EXTENSION POLICY**

Below you will find an outline from the presentation to the LDOC by Matt Bernhardt. A copy of the brochure on the Water & Sewer Extension Fund that was distributed at the meeting can be obtained from Salisbury-Rowan Utilities, One Water Street, Salisbury.

**Development Process Streamlining Efforts and Development Incentives**

*Streamlining the Development Process*  
Related Outcomes and Goals

- 5.3 Consider smart growth standards and incentives
- 12.1 Continue development of project tracking software
- 12.2 Establish "one-stop permitting"
- 12.3 Review construction standards
- 12.4 Seek local permitting authority for utility extensions
- 12.5 Salisbury-Rowan Utilities to update and enforce existing State-mandated plans and programs (necessary to achieve local permit authority)
- 14.2 Evaluate the need and options for business and development incentives
- 14.7 Foster a customer service attitude among all City workers

## **Development Policy Revisions**

### Development Policy Revisions Rationale

- Development Process Emphasis
- “Business – Friendly” Focus
- Opportunity -- To rethink the “why” and “how” of what we’re doing
- Listening – To ideas, concerns, and needs of customers
- Fairness/Equity – Is what we’re doing logical, defensible, and/or reasonable?

## **Recent Policy Revisions**

- Oversized Lines Reimbursement
- Tap Fee Reduction on Developer Installations
- 2” minimum Tap Requirement for all New Residential Connections
- Inspection Fee Initiation

## **Business & Development Incentives**

During FY 2004, the City Manager, representatives of City Council, and members of the City Staff met to evaluate the need for business and development incentives.

### *A Plan was adopted for:*

- Economic Development Incentives
- The Salisbury Fund
- The SRU Extension Fund

### *Economic Development Incentives:*

Handled on case-by-case basis by City Manager and City Council, with determinations made based upon payback and economic benefit.

### *The Salisbury Fund:*

- Funded by General Fund (Future Goal)
- Solely for within City Limits
- Determinations made by City Manager & City Council
- Awards based upon benefits to the City

### *The Salisbury-Rowan Utilities Extension Fund:*

- Funded by Salisbury-Rowan Utilities
- Within Service Area of Utility
- Determinations made by Committee based upon points-based criteria. Awards made by City Council.
- Determinations based upon :
  - Smart Growth Principles
  - Benefits to the Utility
  - Payback

## **Smart Growth Principles for Salisbury & Rowan County**

### *10 Smart Growth Principles*

As a part of the development process for the SRU Extension Fund rating criteria, City and SRU Planning Staff developed the following 10 Smart Growth Principles, based upon criteria identified by the Smart Growth Network and the International City/County Management Association (ICMA):

#### **1. Mixed Land Uses**

- The development provides a range of land uses that permit residents to live, work, shop, attend school or participate in other community functions within or nearby the development.
- Incorporate neighborhood-scale commercial uses in residential developments.
- Include loft apartments above commercial spaces and/or live-work units.
- Explore the possibility of civic spaces in the development.

#### **2. Take advantage of compact building design.**

- The development increases density through smaller lots and traditional neighborhood design, including:
- Pedestrian-oriented homes and streetscapes.
- Established functional green spaces including village greens and passive recreation areas.
- Proper street design.
- Proximity to previously developed areas and supporting land uses.

#### **3. Create a range of housing opportunities and choices.**

- The development provides a range of housing types, sizes and economic categories that reflect the conditions, demands and variables of the local housing market.
- Range of housing choices could include town homes, condominiums, or apartments in addition to detached residential units.

#### **4. Create “walkable” neighborhoods.**

- The development provides safe and functional pedestrian facilities within the development with connections to adjacent neighborhoods and supporting services.
- Build sidewalks on both sides of the street.
- Provide street connectivity to existing and future neighborhoods.
- Provide pedestrian connections to existing or planned greenway corridors and to adjacent neighborhoods and services.
- Ensure pedestrian needs are accommodated in large commercial parking lots with crosswalks and sidewalks between parking space rows.

5. Foster distinctive, attractive communities with a strong sense of place.
  - The development provides or is located nearby “community level” services such as churches and schools, establishes design criteria for new construction, preserves historic structures or natural areas and defines neighborhoods with visual cues such as gateways, tree planting, decorative lighting or coordinated street signage.
  - Include public gathering spaces such as a village green.
  - Preserve a specimen tree or other existing natural element as a character-defining feature in a public open space.
6. Preserve open space, farmland, natural beauty and critical environmental areas.
  - The development recognizes unique natural features, preserves usable open space and provides access to a potential network of trails and greenways.
  - Design lot layout that is sensitive to significant natural features by working around elements such as stands of hardwoods where possible.
  - Provide for undisturbed buffers along streams and wetlands.
  - Consider protected open space on adjacent property and provide contiguous areas of open space to maximize habitat quality.
7. Strengthen and direct development towards existing communities.
  - The development minimizes infrastructure extension by “infilling” underdeveloped properties or creates strategic infrastructure linkages between existing developments.
  - Development located within or adjacent to existing municipal limits.
  - Development located in close proximity to existing water and sewer infrastructure.
8. Provide a variety of transportation choices.
  - The development includes pedestrian facilities, access to public transportation and linkages to greenways and bike trails.
  - Provide multiple points of ingress-egress to the development where appropriate.
  - Design interconnected streets and limit cul-de-sacs.
  - Design for future street connections to adjacent property.
  - Designate bike lanes on internal streets.
9. Make development decisions predictable, fair and cost effective.
  - The development is based on a clear and defined plan related to the overarching objectives of the community including:
  - Responsible use of infrastructure.
  - Protection of natural or historic resources.
  - Interconnectivity to other land uses.
  - Increased opportunities for social interaction.

10. Encourage community and stake holder collaboration in development decisions.
  - The development achieves the “community vision” through an open and informative process involving dialogue with community residents and elected officials.
  - Conduct a neighborhood meeting during the design process or prior to plan submittal.

Matt answered questions pertaining to his presentation, and noted that the Salisbury City Council is the Board of Directors for the Salisbury-Rowan Utilities. The utilities are City-owned and “piggyback” on the City for IT services, Human Resources, Fleet, etc. This is a cost-savings.

#### MAP COMMITTEE

Copies of all 18 sheets of the map were complete and available for inspection.

#### CHAPTER 4

Updated copies of Chapter 4 were distributed to members of the committee and made available online. Chapter 4 encourages compact development and discourages strip centers and big parking lots. Craig Lewis described Chapter 4 as a “catch all.”

Jake Alexander opened a discussion on lanes and alley access and requested more discussion on the subject. Could this proposal destroy value of property and how did it affect deep lots?

Craig Lewis will be recommending new street standards.

This is not a “one size fits all” offer; alternate methods of compliance would be available. Bill Burgin requested photographs that demonstrate deeper and longer lots, sidewalk connectivity, etc.

#### PUBLIC CONCERNS

There are concerns about how residential properties, particularly in existing historic districts, will convert in the new ordinance. The possibility of dividing existing single-family historic homes into multi-family residences is of primary concern. The neighborhoods, like Brooklyn/South Square, have been working diligently to revive their neighborhoods and would not want to lose the ground they have gained. They do not want to promote demolition. Lynn Raker explained that it is premature to bring this discussion to the LDOC; there is no solution yet, but all neighborhoods need to be represented at an open discussion. Edward Norvell said he would like to participate in these discussions.

The next regular LDOC meeting will be March 17, 2005.

dm